

February 28, 2023
Written Testimony of Jocelyn Ault
434 Laughlin Rd., Stratford, CT 06614

Submitted to the Connecticut General Assembly Housing Committee in support of SB 4 An Act Concerning Present and Future Housing and HB 6633 An Act Concerning A Needs Assessment and Fair Share Plans For Municipalities to Increase Affordable Housing.

Dear Representative Luxenberg, Senator Moore, and members of the Housing Committee:

I am a home owning resident of Stratford and am supporting both SB 4 An Act Concerning Present and Future Housing and HB 6633 An Act Concerning A Needs Assessment and Fair Share Plans For Municipalities to Increase Affordable Housing.

Our current housing situation is in dire need of an overhaul and goals need to include accessibility and stability. These bills will help many who struggle with stable housing which is **vital** to creating a robust economy. Right now we have an employment imbalance and can't fill critical low paying jobs. To house those who will fill these jobs, we must pass these initiatives.

Specifically I am in support of a rent cap and therefore supporting SB 4 to better protect tenants with these amendments:

- A rent cap of no more than 2.5%. (Like many tenant protections, a 2.5% cap on rent increases doesn't have any impact on responsible, community-oriented property owners who maintain their buildings and only make reasonable adjustments to their rents to keep up with housing costs).
- This rent cap should also cover apartments in between tenants so landlords can't push out tenants to specifically increase the rent, and cause gentrification issues which lead to destabilized housing for those who are on the edge.
- This bill also must give protections requiring "good cause eviction." No one should live in fear of losing their housing when they are good tenants.

Housing stability impacts children as well. Being able to be in a consistent district and school not only increases learning outcomes but provides for emotional supports and stability of care takers.

HB 6633 will make our suburbs more inclusive and will revitalize Connecticut's urban areas. This bill has the potential to generate more than: 1) 240,000 units of market rate and affordable units over 10 years, 2) 63,000 jobs (full time equivalents sustained for ten years) and 3) \$9.8 billion in state and local tax revenue; and \$47 Billion in income for Connecticut residents.

Our history of creating segregated and poor housing outcomes costs each of us. As a homeowner in Stratford, I am directly impacted by the systemic social issues that have been created. We need legislation to ensure our zoning and planning systems are fair and equitable and that we have a system where there are opportunities for every resident, not just the lucky ones with inherited privileges. Thank you for your leadership on these important issues.

Sincerely,

Jocelyn D. Ault